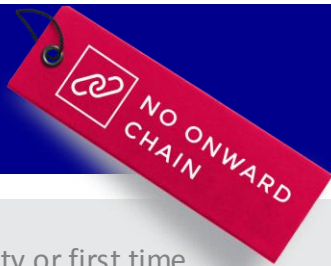




# RONA



## St. Georges Park Avenue

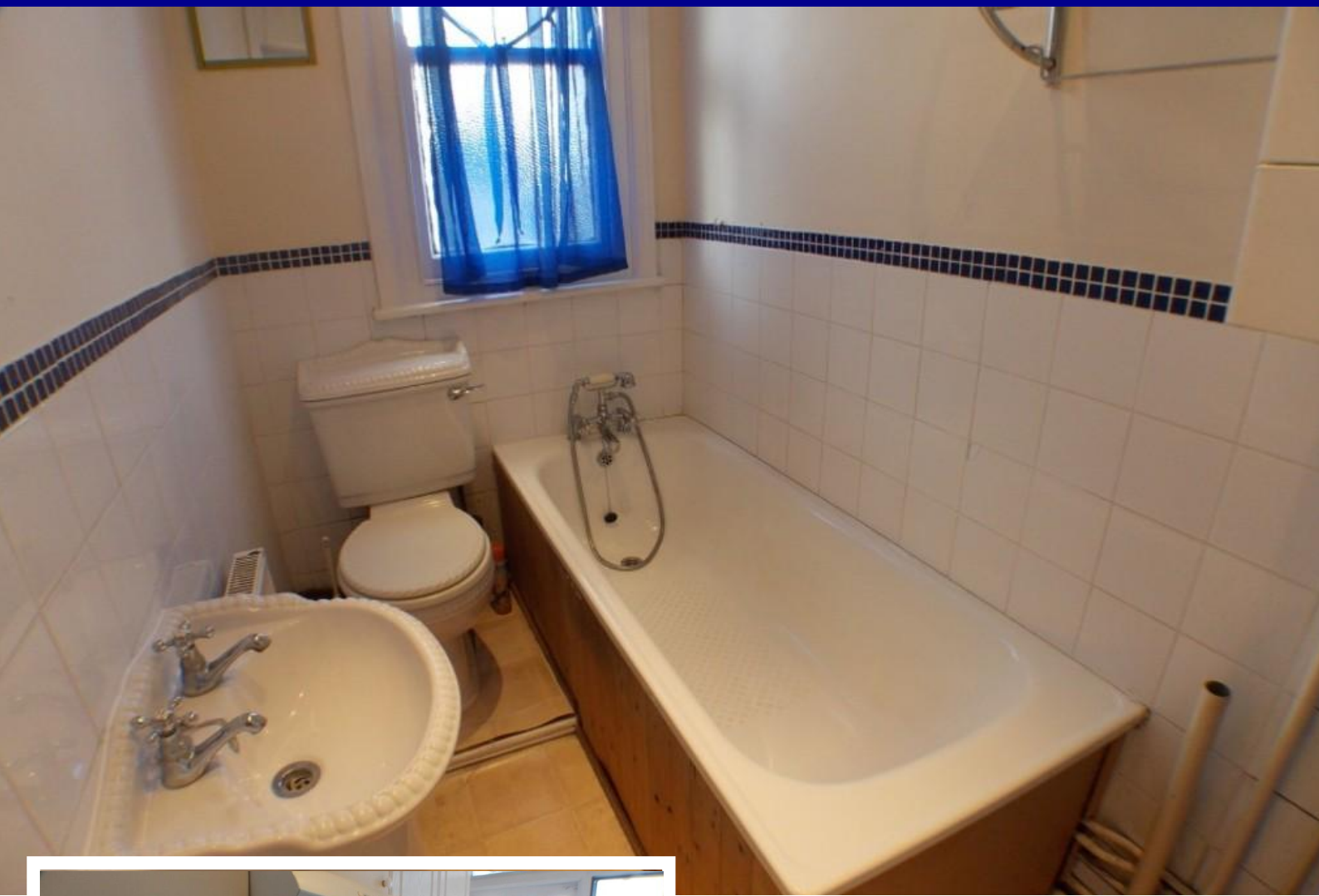
Westcliff-on-Sea

- Ideal investment opportunity or first time purchase
- Two bedroom first floor flat
- No onward chain
- Excellent length of lease

### £155,000

An ideal first time purchase or buy to let investment. Located in Westcliff and conveniently positioned for Chalwell Park and local shops and amenities, we are pleased to offer for sale this two bedroom first floor flat, available with no onward chain. Lease recently renewed. Viewing advised.





#### **ENTRANCE HALL**

Via communal Upvc door to hallway with stairs leading to first floor landing, personal door to;

#### **INNER HALLWAY**

Textured ceiling, double radiator to side aspect, laminate wood flooring and doors to;

#### **BEDROOM ONE**

**11' 10" x 7' 11" (3.61m x 2.41m)**

Textured ceiling with ornamental rose, two double glazed windows to front and glazed sash style window to side and double radiator to rear.

#### **BEDROOM TWO**

**12' 2" x 8' 8" (3.71m x 2.64m)**

Textured ceiling, glazed sash style windows to side and rear aspects, double radiator to front and built in storage cupboard.



### **LOUNGE**

**11' 1" x 10' 2" (3.38m x 3.1m)**

Textured and coved ceiling with ornamental ceiling rose, glazed sash style windows to side and rear, double radiator to rear and attractive feature fireplace.



### **KITCHEN**

**8' 0" x 4' 4" (2.44m x 1.32m)**

Range of eye and base level units with work surface above, stainless steel sink with mixer tap, integrated four ring gas hob with oven beneath, wood flooring and glazed door and window to rear.

### **BATHROOM**

Obscure glazed window to rear, wall mounted Biasi combi boiler, coved ceiling with spotlights, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level flushing w.c, double radiator to side, part tiled walls and ceramic tiled flooring.



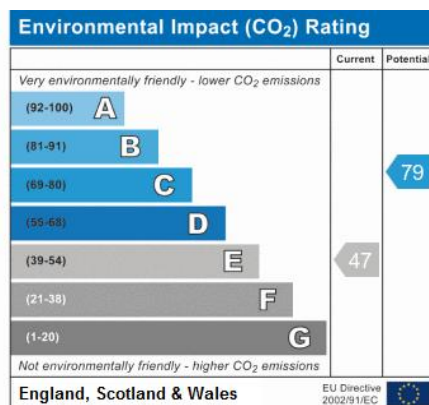
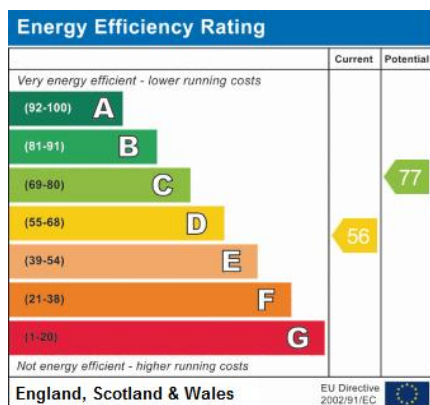
### **EXTERIOR**

From the rear of the flat, there is a balcony area with storage unit and staircase leading down to communal garden which is laid mainly to lawn.

Agents note: The vendor advises that the lease was extended in recent years with an approximate length of 995 years remaining.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





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